

A regular meeting of the Cultural Heritage Commission convened at 8:35 A.M.

PRESENT: COMMISSIONERS: Julie Bartolotto
Laura Brasser
Doris Felix
Karen Highberger
John Malveaux
Ana Maria McGuan
Brian Ulaszewski
William Wynne
Kevin Motschall, Vice Chair

EX OFFICIO: Stanley E. Poe

ABSENT: " : Mike Burrous
Kevin Doherty (Excused)
Dan Pressburg
Kerrie Weaver (Excused)
Layne Johnson, Chair (Excused)

ALSO PRESENT: Jerry Olivera, Acting Neighborhood and Historic
Preservation Officer
Greg Carpenter, Planning Bureau Manager
Jan Ostashay, PRC Services, Consultant
Nancy Muth, City Clerk Specialist

Chair Pro Tempore Motschall presiding.

APPROVAL OF MINUTES

Commissioner Brasser moved, seconded by Commissioner Highberger, that the minutes of the meeting held June 15, 2005, be approved as submitted. Carried by unanimous vote.

Commissioner Burrous entered.

Chair Pro Tempore Motschall deferred to new Commissioner Ulaszewski, who introduced himself and discussed his background.

ELECTION OF OFFICERS

Chair Pro Tempore Motschall noted that the Election of Officers was Item No. 4 on the agenda and suggested that the issue be delayed until Chair Johnson returned.

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Commissioner Burrous moved, seconded by Commissioner Wynne, that the Election of Officers be laid over to the August meeting. Carried by unanimous vote.

PUBLIC PARTICIPATION

There was no public participation.

UNFINISHED BUSINESS

Certificate of Appropriateness for Alterations, Villa Riviera, 800 East Ocean Boulevard

Commissioner Motschall moved, seconded by Commissioner Highberger, to appoint Commissioner Burrous Chair for Agenda Item No. 5.a. Carried by unanimous vote.

Chair Pro Tempore Motschall recused himself and retired from the Chair.

Commissioner Burrous assumed the Chair.

Commissioner McGuan recused herself and retired.

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

Ted Manzano, Villa Riviera General Manager, and Jim Sullivan, Villa Riviera Board Member, 800 East Ocean Boulevard, addressed the three alleged violations and responded to questions.

Commissioner Pressburg entered.

A discussion ensued regarding repainting the base and the entire building.

Commissioner Brasser moved, seconded Commissioner Pressburg, that the Villa Riviera Board of Directors be requested to return to the Commission with a painting program, schedule, and color scheme for the Villa Riviera, no later than the December 21, 2005 Commission meeting. Carried by unanimous vote.

A discussion ensued regarding the iron railing installed on the top floor at the Villa Riviera, and Ted Manzano and Jim Sullivan provided a history of the railing and responded to questions.

Commissioner Pressburg moved, seconded by Commissioner Highberger, that the Certificate of Appropriateness (retroactive) for the installation of the iron safety railing at the Villas Riviera penthouse unit No. 1508 be denied. Carried by unanimous vote.

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Following discussion, Chair Pro Tempore Burrous requested that staff draft a letter to the tenant regarding the iron safety railing removal and outline the potential affects it could have on the building's future projects.

Jim Sullivan, Villa Riviera Board Member, advised the Commission that the Board of Directors had voted to request that all future correspondence regarding the Villa Riviera be directed to the General Manager's office to improve communication with the Commission.

A discussion ensued regarding the replacement of copper finials on the roof and Ted Manzano, Villa Riviera General Manager explained that the repair and replacement work was urgent due to safety issues, as one of the finials had fallen, nearly striking him.

Commissioner Pressburg moved, seconded by Commissioner Brasser, that the Certificate of Appropriateness for the repair of the finials at the Villa Riviera be approved. Carried by unanimous vote.

Commissioners Motschall and McGuan entered.

Chair Pro Tempore Burrous retired from the Chair.

Commissioner Motschall assumed the Chair.

Certificate of Appropriateness for Additions/Alterations, 3632 California Avenue

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

Carol Radtke, owner, 3632 California Avenue, spoke regarding the proposed project, and responded to questions.

Doug Bothwell, Project Coordinator and Designer, 5351 El Parque Street, discussed the revisions to the original submittal, in particular the setback of the second story addition; and responded to questions.

A discussion ensued regarding the architectural style, fenestration on the street elevation, the size and massing of the addition, and if the neighborhood association had been involved.

Ex Officio Commissioner Poe retired.

Albert Guerra, President of California Heights Neighborhood Association, 900 E. 36th Street, spoke regarding conversations with and guidance given to the homeowner on the Certificate of Appropriateness process, but noted that he had not reviewed the project.

Commissioner Burrous moved, seconded by Commissioner Malveaux, that the Certificate of Appropriateness for additions and alterations at 3632 California Avenue be

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approved in concept, with the following modifications, that the architectural detail elements and the fenestration reflect a Spanish Eclectic style, and that the applicant meet with the California Heights Neighborhood Association to review the project and return to the Commission for approval of the three issues. Carried by the following vote:

AYES:	COMMISSIONERS:	Bartolotto,Brasser,Burrous, Malveaux,Wynne,Motschall.
NOES:	"	: Felix,Highberger,McGuan, Pressburg,Ulaszewski.
ABSENT:	"	: Doherty,Weaver,Johnson.

Commissioner Bartolotto retired.

Certificate of Appropriateness for Additions/Alterations, 3645 Brayton Avenue

Commissioner Highberger recused herself and retired.

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

Milton Becker, owner, 3645 Brayton Avenue, spoke regarding the proposed project and discussions that were previously held about the project with former Neighborhood and Historic Preservation Officer, Ruthann Lehrer; and responded to questions.

A discussion ensued regarding the pantry location, how the project addition would impact the driveway, and current zoning requirements for parking.

Commissioner Wynne moved, seconded by Commissioner Burrous, that the Certificate of Appropriateness for additions and alterations for 3645 Brayton Avenue be approved as submitted in version one, which included the planter box. The motion failed by the following vote:

AYES:	COMMISSIONERS:	Burrous,Malveaux,Wynne.
NOES:	"	: Brasser,McGuan, Pressburg,Ulaszewski.
ABSENT:	"	: Bartolotto,Doherty,Highberger, Weaver,Johnson.
ABSTAINED:	"	: Felix,Motschall.

Certificate of Appropriateness for Additions/Alterations, 3631 Cerritos Avenue

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

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Deborah and Buck Wilcox, owners, 3631 Cerritos Avenue, and Bill Gusey, designer, 1874 Ashbrook Avenue, spoke regarding the proposed project; and responded to questions regarding the second story windows, the roof, the fireplace and the attic vents.

Commissioner Burrous moved, seconded by Commissioner Pressburg, that the Certificate of Appropriateness for additions and alterations at 3631 Cerritos Avenue be approved as submitted, with the stipulations that the downspout and leader head detail come back to staff for approval, and that the new clay tile roof match the existing. Carried by the following vote.

AYES:	COMMISSIONERS:	Brasser,Burrous,Pressburg, Ulaszewski,Wynne.
NOES:	"	: Felix,McGuan.
ABSENT:	"	: Bartolotto,Doherty,Highberger, Weaver,Johnson.
ABSTAINED:	"	: Malveaux,Motschall.

Commissioner Highberger entered.

Certificate of Appropriateness for Additions/Alterations, 3584 Falcon Avenue

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

Jerry Search, owner, 3584 Falcon Avenue, addressed the revisions to the original submittal; submitted a computer generated photograph showing the front elevation with the addition, a copy of which was received and made a part of the permanent record; and responded to questions.

Commissioner Wynne moved, seconded by Commissioner Pressburg, that the Certificate of Appropriateness for 3584 Falcon Avenue be approved as submitted with the architectural drawing returned to staff for approval. The motion failed by the following vote:

AYES:	COMMISSIONERS:	Brasser,Felix,McGuan.
NOES:	"	: Burrous,Highberger, Pressburg,Ulaszewski,Wynne.
ABSENT:	"	: Bartolotto,Doherty, Weaver,Johnson.
ABSTAINED:	"	: Malveaux,Motschall.

A discussion ensued regarding the setback and the roofline of the addition.

Commissioner Burrous moved, seconded by Commissioner Pressburg, that the Certificate of Appropriateness for additions and alterations at 3584 Falcon Avenue be laid over to allow the applicant to address the setback and roofline of the addition. Carried by unanimous vote.

NEW BUSINESS

Certificate of Appropriateness for Alterations, 3049 East Fourth Street

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

Brian Stocking, 2812 East Fourth Street, representing the owner, spoke regarding the proposed project and responded to questions about the garage, window trim and exterior finish.

Commissioner Wynne moved, seconded by Commissioner Burrous, that the Certificate of Appropriateness for alterations at 3049 East Fourth Street be approved, with the stipulations that the garage and house wood siding and window detail match existing; and in the garage, that the transom windows be eliminated and the roof pitch match the existing house (4 and 12). Carried by unanimous vote.

Certificate of Appropriateness for Alterations, 1183 North Loma Vista Drive

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

Ruben Valadez, owner, 1183 North Loma Vista Drive, with the interpretive assistance of Monica Mendoza-Orta, Planning and Building Department, responded to questions regarding the project.

Commissioner Burrous moved, seconded by Commissioner Malveaux, that the Certificate of Appropriateness for alterations at 1183 North Loma Vista Drive be approved to allow stucco installation to proceed due to an internal City staff error, with the stipulations that the existing wood windows be refurbished and retained, and the stucco and trim color return to staff for approval. The motion failed by the following vote:

AYES:	COMMISSIONERS:	Burrous, Malveaux, Wynne.
NOES:	"	: Brasser, Felix, Highberger, McGuan, Pressburg, Ulaszewski.
ABSENT:	"	: Bartolotto, Doherty, Weaver, Johnson.
ABSTAINED:	"	: Motschall.

Certificate of Appropriateness for Demolition/Additions/Alterations, 3754 Cerritos Ave.

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

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David Pfeifer, Dominy + Associates Architects, 2150 W. Washington Street, Suite 303, San Diego, described the proposed project and design; and responded to questions.

Albert Guerra, President of California Heights Neighborhood Association, 900 E. 36th Street, spoke regarding the project and meetings with the designer; and indicated that the Association had not reached a consensus on the project.

Ray Pok, Chief of Staff, Seventh District, commented regarding land use issues, and indicated that the Council Office was reviewing the project's merits.

A discussion ensued regarding the possibility of building relocation, adaptive reuse, and other options to demolition; whether there was a necessity for an Environmental Impact Report; the overall design of the proposed additions and alterations; and the history, designer and builder of the structure.

Steven Cockriel, 3860 Cedar Avenue, member of California Heights United Methodist Church, spoke.

Albert Guerra, President of California Heights Neighborhood Association, 900 E. 36th Street, spoke to alternative solutions.

Commissioner Burrous moved, seconded by Commissioner Pressburg, that the Certificate of Appropriateness for demolition, additions and alterations at 3754 Cerritos Avenue be laid over, and requested that the applicant provide additional historical data on the structure and explore options for adaptive reuse or relocation of the structure as an alternative to demolition. Carried by unanimous vote.

Commissioner Burrous retired.

Certificate of Appropriateness for Alterations, 71 East Third Street

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

Marni Stirling, Urban Pacific Builders, LLC, 244 Pine Avenue, Alan Burks and Willutta McCulloh, Environ Architecture, 235 East Broadway, Suite 406, provided a presentation of the project design, discussed the treatment of the City's historic mural, and responded to questions.

Commissioner Pressburg moved, seconded by Commissioner Wynne, that the meeting adjourn to the 5th Floor Conference Room in City Hall. Carried by unanimous vote.

The meeting reconvened at 1:22 P.M.

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Laura Brasser
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John Malveaux
Ana Maria McGuan
Dan Pressburg
Brian Ulaszewski
William Wynne
Kevin Motschall, Vice Chair

ABSENT: " : Julie Bartolotto (Excused)
Mike Burrous (Excused)
Kevin Doherty (Excused)
Kerrie Weaver (Excused)
Layne Johnson, Chair (Excused)

EX OFFICIO: Stanley E. Poe

ALSO PRESENT: Jerry Olivera, Acting Neighborhood and Historic
Preservation Officer
Greg Carpenter, Planning Bureau Manager
Jan Ostashay, PRC Services, Consultant
Nancy Muth, City Clerk Specialist

Chair Pro Tempore Motschall presiding.

Certificate of Appropriateness for Alterations, 71 East Third Street (Continued)

A discussion ensued regarding the historic City mural and suggestions were made to improve the viewing and security of the mural.

Commissioner Wynne moved, seconded by Commissioner Brasser, that the Certificate of Appropriateness for alterations at 71 East Third Street be laid over, and requested that the applicant return with redesign options that address glazing, greater visibility of the mural, security concerns, access to the parking structure, and change the color and simplify the flooring.

Alan Burks, Environ Architecture, 235 East Broadway, Suite 406, requested that the Commission vote to grant the Certificate of Appropriateness with conditions and allow the Planning and Building Department the final review.

A discussion ensued regarding the importance of the artwork and surrounding project.

The motion carried by unanimous vote.

Certificate of Appropriateness for Demolition/New Construction, 935 Gladys Avenue

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

Dwayne Ziegler, owner, 935 Gladys Avenue, described the proposed project; and responded to questions.

Commissioner McGuan moved, seconded by Commissioner Pressburg, that the Certificate of Appropriateness for demolition and new construction at 935 Gladys Avenue be approved as submitted, with the stipulation that the siding, vent detail, windows and window detail, doors, rafter tails, and the railing return to staff for approval. Carried by unanimous vote.

Certificate of Appropriateness for Additions/Alterations, 343 Carroll Park East

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

Chris Brown, Architectus, 3633 Long Beach Boulevard, discussed the project; indicated that the owners preferred a seamless addition; and responded to questions.

Commissions Pressburg moved, seconded by Commissioner Ulaszewski, that the Certificate of Appropriateness for additions and alterations at 343 Carroll Park East be approved as submitted, based on Secretary of Interior Standards 2, 9 and 10. Carried by unanimous vote.

Certificate of Appropriateness for Demolition/New Construction, 790 Freeman Avenue

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record; and indicated that the applicant was not present.

Commissioner McGuan moved, seconded by Commissioner Pressburg, that the Certificate of Appropriateness for demolition and new construction at 790 Freeman Avenue be approved as submitted, with the stipulations that knee brackets be eliminated from the structural beams on the new garage; that shingle siding depicted on the gable be replaced with wood clapboard siding consistent with the remainder of the exterior; that the window style and window surrounds match the existing house; that the garage door be craftsman style; and that the horizontal wood siding match the existing house. Carried by unanimous vote.

Certificate of Appropriateness for Additions/Alterations, 3757 Falcon Avenue

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

Bruce Orr, owner, 3757 Falcon Avenue, discussed the proposed project and responded to questions.

A discussion ensued regarding the window treatment, the setback of the addition, the size and massing, and the roof pitch and design.

Commissioner McGuan moved, seconded by Commissioner Highberger, that the Certificate of Appropriateness for additions and alterations at 3757 Falcon Avenue be denied.

Further discussion took place.

Commissioner McGuan, with the consent of the second, withdrew the main motion.

Commissioner Pressburg moved, seconded by Commissioner McGuan, that the Certificate of Appropriateness for additions and alterations at 3757 Falcon Avenue be laid over to the August meeting. Carried by unanimous vote.

Discussion of Status of Landmark Building – Art Theatre, 2025 East Fourth Street

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

Howard Lind, owner, 2025 East Fourth Street, spoke regarding the possibility of revoking the Landmark status of the Art Theatre building and explained his concerns that the status might hinder the future sale of the property.

The Commissioners discussed the request and assured Mr. Lind that the Landmark status was more likely to be a positive feature when attempting to sell the property.

Staff Report

Greg Carpenter, Planning Bureau Manager, distributed and discussed a memorandum entitled, Amendment to Chapter 2.63 to Address Historic Trees, a copy of which was received and made a part of the permanent record.

ADJOURNMENT

At 2:50 P.M., Chair Pro Tempore Motschall declared the meeting adjourned.